

# Alliance Drive, Lackawanna, N.Y.

*Brownfield and Opportunity Zone Parcel - Light Manufacturing, Warehousing/Distribution*



Located across off of NYS Route 5 just east of Renaissance Commerce Park, the 4.8 Alliance Drive parcel is a perfect location for *light manufacturing, warehousing and distribution operations*.

*Note: Property identifiers are for placement only. Not to scale.*

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## Parcel At a Glance

Acres Available	4.8
County/City	Erie County / City of Lackawanna, NY
Zoning	Commercial (Mixed Commercial Industrial)
Special Designation	City of Lackawanna Brownfield Opportunity Area Federal Opportunity Zone
Special Incentives	Potential for Brownfield Tax Credits

## Utilities

Natural Gas	National Fuel
Electric	National Grid
Sewer & Water	Erie County

## Travel



Alliance Drive is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo
- Peace Bridge (entry to Canada)

